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## CURTNER LIGHT RAIL STATION

Curtner light rail station is located just off of State Route 87, near Curtner Avenue and is operated by the Santa Clara Valley Transportation Authority (VTA). This station is served by VTA's Alum Rock-Santa Teresa line connecting east and south San Jose. Land uses in the vicinity of this station include the VTA Park and Ride Lot, mobile home parks, light industrial businesses, as well as institutional and religious assembly uses (e.g. the Cathedral of Faith, the Scottish Rite Temple and the Masonic Lodge). In addition, there are a number of relatively high density housing projects that have been developed since completion of the light rail line.



*Birds-eye view of the **Curtner Light Rail Station***  
(Photo courtesy of MSN maps)

Curtner Light Rail Station was part of the Housing Initiative Study which was an innovative program established by the City of San Jose in 1989 to encourage the production of high-density housing near public transit facilities. To preserve the opportunity for future high density housing development at specific locations, the City Council approved General Plan amendments on thirteen sites throughout the city in the early 1990's including sites in the Curtner light rail station vicinity. Since the completion of the Housing Initiative Study, a total of seven Transit Oriented Development projects have been approved and built in the vicinity of Curtner Light Rail station comprising a total of 1,248 residential units built at an average density of 58 dwelling units per acre.

The Communications Hill Specific Plan area is located south east of Curtner light rail station and covers more than 900 acres. The main objective of the Communications Hill Specific Plan is to provide a comprehensive planning framework for development of a unified, high-density, pedestrian-oriented, urban community with a mix of uses on and around Communications Hill. While there are presently no direct connections to the Curtner light rail station from most portions of Communications Hill, the Specific Plan includes the construction of a new road that will provide an improved link.

## SAMPLE DEVELOPMENTS



### **Curtner Gardens**

- 180 Single Room Occupancy residential units built on a 1.17 gross acre site.
- Located on the northwest corner Curtner Avenue and Canoas Garden Avenue
- Density - 203 DU/AC
- Number of stories - 3
- Building height - approximately 35 feet
- Year Built - 1994



### **Las Ventanas Apartments**

- 239 multi-family attached residences on a 6.21 gross acre site.
- Located on the southeast corner of Evans Lane and Highway 87
- Density - 47 DU/AC
- Number of stories - 4
- Building height - approximately 50 feet
- Year Built - 2005



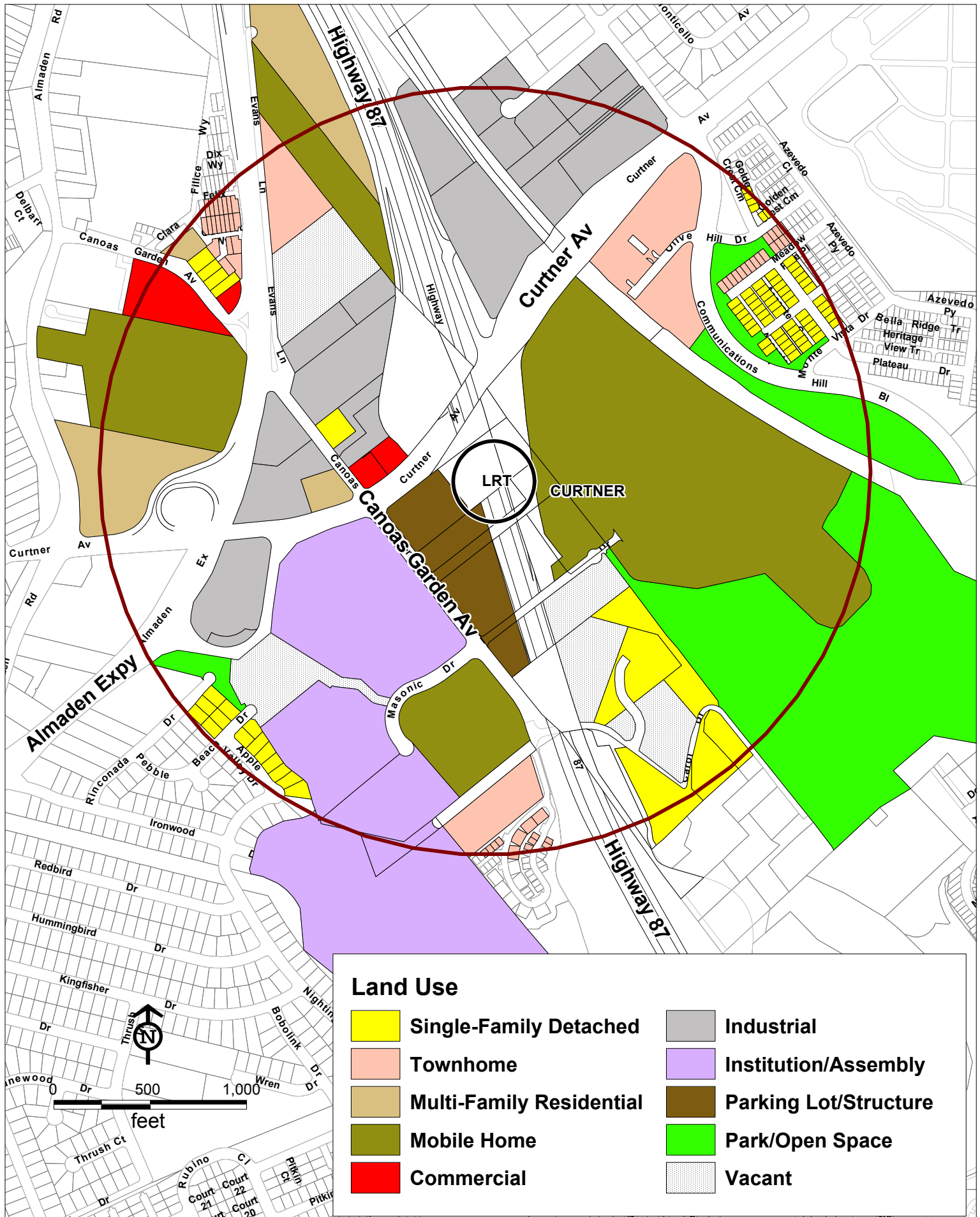
### **Dairy Hill**

- 389 single-family detached and attached residences within the Communications Hill specific plan area on a 60.2 gross acre site.
- Located on the south side Curtner Avenue approximately 750 feet easterly of Highway 87.
- Density - 25.6 DU/AC
- Number of stories - 2-3
- Building height - approximately 35 feet
- Year Built - 2005

# Curtner Light Rail Station Aerial Map



# Curtner Light Rail Station Existing Land Use

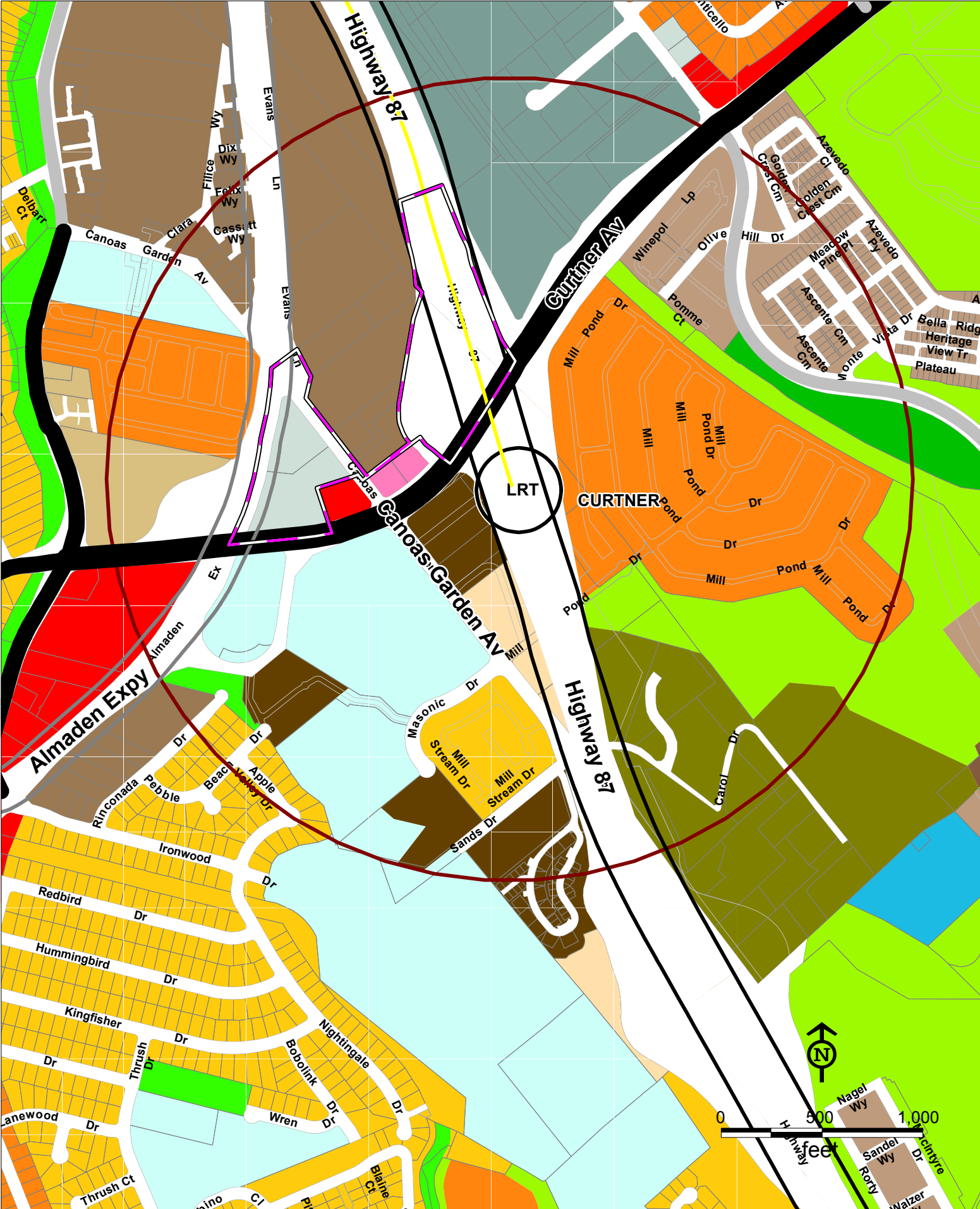


# Map Legend

	Rural Residential (0.2 DU/AC)		Planned Community *		Industrial Park		Public Park and Open Space
	Estate Residential (1.0 DU/AC)		Urban Reserve		Administrative Office/ Research & Development		Private Open Space
	Very Low Density Residential (2.0 DU/AC)		Neighborhood/Community Commercial		Research/Development		Private Recreation
	Low Density Residential (5 DU/AC)		Regional Commercial		Campus Industrial		Non-Urban Hillside
	Medium Low Density Residential (8.0 DU/AC)		General Commercial		Light Industrial		Urban Hillside
	Medium Density Residential (8-16 DU/AC)		Core Area		Heavy Industrial		Agriculture
	Medium High Density Residential (12-25 DU/AC)		Combined Residential/ Commercial		Combined Industrial/ Commercial		Coyote Greenbelt
	High Density Residential (25-50 DU/AC)		Office		Industrial Core Area		Mixed Use Overlay
	Transit Corridor Residential (20+ DU/AC)		Neighborhood Business District		Public/Quasi-Public		Mixed Industrial Overlay
	Residential Support for the Core Area (25+ DU/AC)		Transit-Oriented Development Corridor		Airport Approach Zone		Floating Park
	Solid Waste Disposal Site		State Transportation Corridor		Arterial (115-130 ft. )		Transit/Employment Residential District: 55+ DU/AC
	Candidate Solid Waste Disposal Site		Expressway		Arterial (80-106 ft. )		Urban Service Area Boundary
	Contingent Designation		Interchange		Major Collector (60-90 ft. )		Greenline / Urban Growth Boundary
			Separation		Pedestrian Corridor		Urban Service Area Boundary - Greenline / Urban Growth Boundary Coterminous

NOTE: The City's Sphere of Influence, or maximum potential area of expansion, is represented by the colored area.

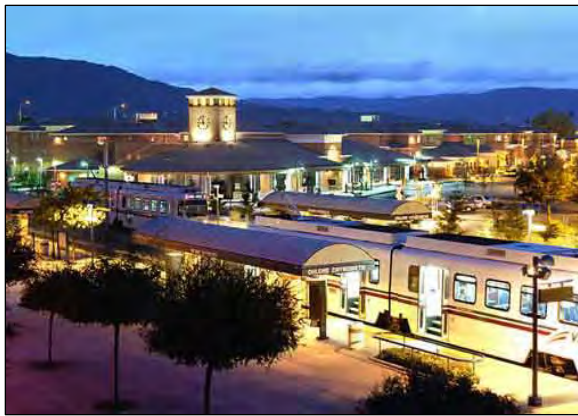
# Curtner Light Rail Station Existing General Plan



## OHLONE-CHYNOWETH/ SANTA TERESA BOULEVARD

The Ohlone-Chynoweth/Santa Teresa Boulevard area is located in the southern part of San Jose, and generally includes the portion of Santa Teresa Boulevard that is bounded by Chynoweth Avenue to the north and Blossom Hill Road to the south. While this area is primarily suburban with low-density, single-family detached residences and auto-oriented strip commercial, this area also includes San Jose's first Transit-Oriented Development (TOD) mixed-use project (located at the Ohlone-Chynoweth light rail station) and the Oakridge Mall regional shopping center. These uses help create a regional activity hub in south San Jose.

### KEY FEATURES



**Ohlone Chynoweth Commons** (at the southwest corner of Chynoweth Avenue and Pearl Avenue)

- The City of San Jose's first TOD project, which was built on the parking lot of the Ohlone-Chynoweth light rail station.
- Includes 195 units and 4,400 s.f of commercial on a 8.41 gross acre site
- Density: 23 DU/AC
- Building Height: 38-feet
- Stories: 2 - 3



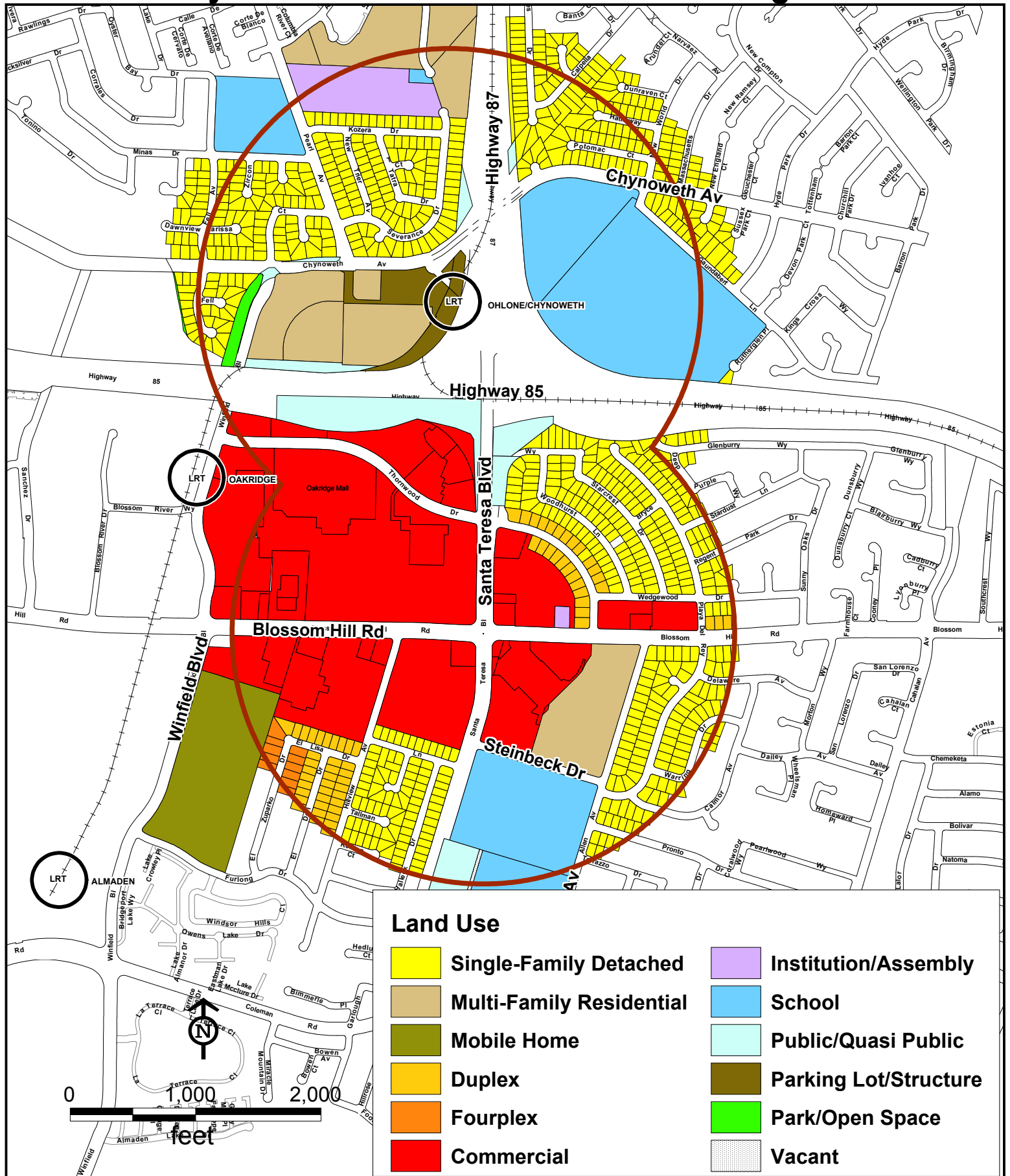
**Oakridge Mall** - 925 Blossom Hill Road

- One of three regional shopping centers in San Jose
- Includes approximately 1.4 million s.f. of commercial on a 56.6 gross acre site
- Expanded and remodeled several times since its original construction in the 1970's.
- The most recent expansion added significant additional retail area and parking structures to the site.

# Ohlone/Chynoweth/Santa Teresa Blvd Aerial Map



# Ohlone/Chynoweth/Santa Teresa Blvd Existing Land Use



# Map Legend

	Rural Residential (0.2 DU/AC)		Planned Community *		Industrial Park		Public Park and Open Space
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This map illustrates the proposed LRT line and station locations in the Almaden area. The line is shown as a thick red line, and the stations are marked with circles containing the text 'LRT'. The stations are located at Almaden, Blossom Hill, and Chynoweth. The map also shows major roads such as Highway 85, Highway 87, Santa Teresa Blvd, Blossom Hill Rd, Winfield Blvd, and Chynoweth Ave. Other features include Oakridge Mall, Steinbeck Dr, Allen Av, and various residential streets. A scale bar at the bottom right indicates distances of 0, 1,000, and 2,000 feet.